

## Planning Commission

Regular Meeting of March 2, 2016

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, March 2, 2016 in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:      John Nichols, Chairman                      Ryan Gallant  
                                         Doree Morgan                                      Carlos Prieto  
                                         Jay Nelson

Staff Present:                      Konrad Bolowich, Assistant City Manager  
                                         Jeff Peterson, City Engineer  
                                         Guillermo Arreola, Senior Planner  
                                         Richard Holdaway, City Attorney  
                                         Nataly Alvizar, Administrative Specialist I  
                                         Romo Planning Group (RPG) Shelby Williams

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted

1.      **CONDITIONAL USE PERMIT (CUP) NO. 14-153 – A PROPOSAL TO CONSTRUCT A NEW 3,058 SQUARE FOOT DRIVE-THRU CAR WASH ON VACANT LAND LOCATED AT 25965 REDLANDS BLVD.**

Consultant (RPG) Shelby Williams - presented the staff report into evidence. Development is proposed at a vacant lot located at 24965 Redlands Boulevard. The Project Site is located within the East Valley Corridor Specific Plan – General Commercial Zone. The conditional use permit is to allow the construction and operation of the new car wash.

Ms. Williams determined that the proposed project would result in potentially significant impacts to the following issue areas:

- Cultural Resources
- Noise

Chairman Nichols opened the public hearing.

Architect for the project, Alex Irshaid, appreciated Staff's recommendation for approval and stated that he was available should there be any questions.

Resident Bob Stewart expressed his concern regarding:

- Employee parking
- Grading and drainage.
- Water flow from the back to the front of the property

In response, Ms. Williams clarified that the project is required to have seven parking spaces and the applicant is providing sixteen. She further went on to clarify that the project would comply with the State of California drainage requirements.

Discussion ensued with Commissioners, Consultant, and Staff regarding:

- Architectural Design/Aesthetics
- Keeping a modern design
- Softening the exterior with a Mission era architectural design
- Landscape on the West Elevation.
- Drive-Way accessibility.

Chairman Nichols closed the public hearing.

**Motion by Nelson, seconded by Morgan and carried to adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program, adopt and approve Conditional Use Permit (CUP 14-153) based on the findings and subject to the conditions of approval as contained in the staff report with the added condition to work with staff on improving design aesthetics, and add block walls on required sides. Gallant abstained.**

**APPROVAL OF MINUTES** - December 16, 2015

**Motion by Gallant, seconded by Nelson and carried to approve the minutes of December 16, 2016.**

Commissioner Nelson left meeting due to conflict of interest on next agenda item.

**2. PRECISE PLAN OF DESIGN (PPD) NO. 14-154 – A PROPOSAL TO CONSTRUCT A 15,880 SQUARE FOOT MEDICAL OFFICE BUILDING ON A VACANT LOT LOCATED AT 25925 BARTON ROAD WITHIN THE INSTITUTIONAL (I) ZONE.**

Consultant (RPG) Shelby Williams presented the staff report into evidence. The applicant is requesting approval of a Precise Plan of Design to construct a two-story medical office building on a vacant, 36,590 square foot parcel of land.

Ms. Williams explained that the Initial Study Check list determined that the proposed project would result in potentially significant impacts to the following areas:

- Biological Resources
- Cultural Resources
- Noise
- Transportation/Traffic

LSA Engineer (Ambarish Mukherjee) presented the Traffic Impact Study into evidence. The Traffic Study assesses the potential circulation impacts associated for the proposed medical office to be located at 25915 Barton Rd. The traffic analysis examined the following scenarios:

- Existing traffic conditions;
- Existing with traffic conditions;
- Opening year traffic conditions;

- Opening year with project traffic conditions;
- Cumulative traffic conditions;
- Cumulative with project traffic conditions;
- Year 2035 traffic conditions; and
- Year 2035 with project traffic conditions.

LSA Engineer (Mukherjee) presented two access alternatives to the project;

- Access 1 - Project driveway at Driveway1/Barton Road providing right-in right-out ingress/egress movement.
- Access 2 - Driveway 1/Barton Road is removed and full access ingress/egress movements are provided at the Post Office access Driveway.

Discussion ensued with Commissioners, staff, and applicant regarding;

- Proposed access
- Alternatives ingress/egress at Edison Easement
- Traffic conditions at Driveway ingress/egress at Newport Ave
- Level of Service

Commissioner Morgan expressed her concern with traffic congestion on Newport Ave and the proposed ingress/egress Driveway at Newport Ave. She stated that just a few cars caused congestion when driving the access road to the post office.

Mr. Mukherjee explained that Newport Avenue is a residential area with slower speeds while Barton Road has much higher volume and higher speeds. Mr. Mukherjee goes on to state that based on the prepared traffic study, the Level of Service shows no significant issues with a driveway at Newport Avenue.

Chairman Nichols opened the public hearing

Discussion continued with Commissioners, staff, and applicant regarding:

- Access to use the Post Office driveway
- Feedback from the residential area surrounding proposed project.

The Applicant's traffic engineers, including Anne Hernandez, presented a rebuttal to the Traffic Impact Analysis, including a Power Point Presentation which highlighted the following:

- Level of Service standards
- Critical headway/Gap-Acceptance
- Conflicting traffic throughout the years
- Various simulations/presented
- Vehicle delay based on Driveway 1 Barton Rd removed and full-access ingress/egress on Newport Ave.

Mr. Peterson clarified that the City's function is to prepare for a "worst case scenario" and base staff's recommendations on the resident's safety. Mr. Peterson further stated that the traffic signals are currently coordinated to create flow in traffic.

Mr. Mukherjee clarified that LSA addressed Alternative 1, as this was the applicant's proposal.

ACM Bolowich explained that Measure V addresses level of service at city's intersections, not private driveways entering city streets. Level of Service accessing off the private driveway onto the street is for informational purposes only. On-site Level of Service is outside the scope of Measure V, and not a reason to deny the project.

Applicant Dr. Cheng presented Power Point presentation regarding:

- His medical field
- Properties surrounding the site location. (Southern California Edison (SCE) Easement and United State Postal Service (USPS))
- Challenges with communicating with SCE and USPS.
- Safety issues in other city's existing driveways.
- A lack of permission to use the USPS access road.

Chairman Nichols closed the public hearing.

Discussion ensued with the Commissioners, staff and applicant regarding;

- Original purpose of existing driveway
- The design of the medical office building is agreeable
- The time frame needed to bring back possible solutions to the Commission.

**Motion by Gallant, seconded by Morgan and carried unanimously to continue Precise Plan of Design (PPD) 14-154 to the April 6, 2016 meeting.**

**REPORTS BY COMMISSIONERS** – No reports

Meeting adjourned to April 6, 2016 at 10:01 p.m.

Approved at the meeting of June 1, 2016.



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Nataly Alvizar – Administrative Specialist I